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Agenda

November 13, 1987

FORT POINT CHANNEL SPECIAL STUDY AREA PLAN

1. Area Overview
   - o Existing Conditions
   - o Major Issues and Opportunities
   - o Planning & Design Initiatives
2. Land Use Patterns/Industrial Firm Survey
   - o Current Trends
3. Public Improvements/Transportation
   - o Seaport Access Road
   - o Street Grid
   - o Mass Transit
4. Interim Planning and Zoning
   - o Review of the Planning Process
   - o Manufacturing & Maritime Reserve Zones
   - o Citizen Advisory Committee Participation
5. Discussion

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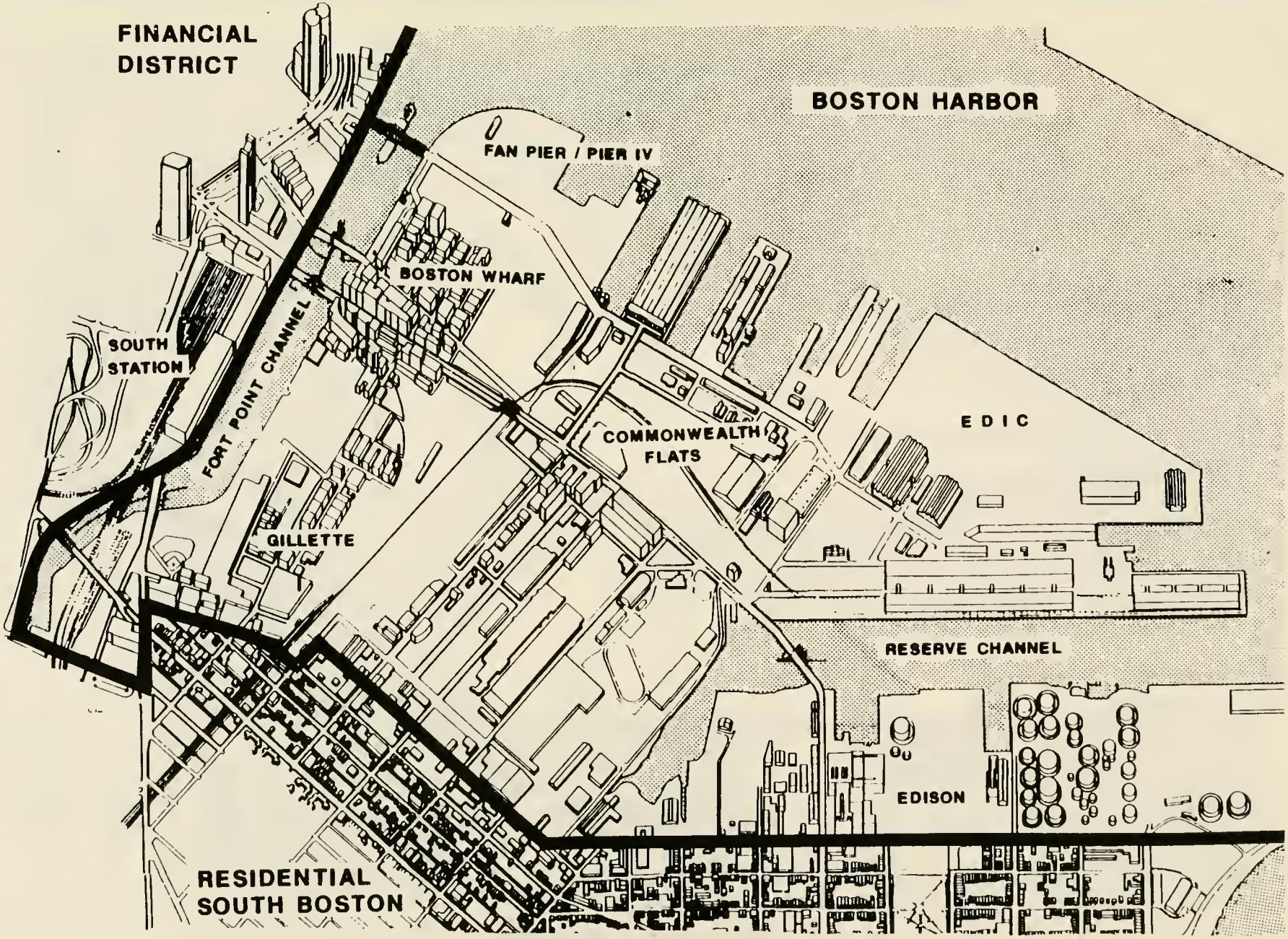
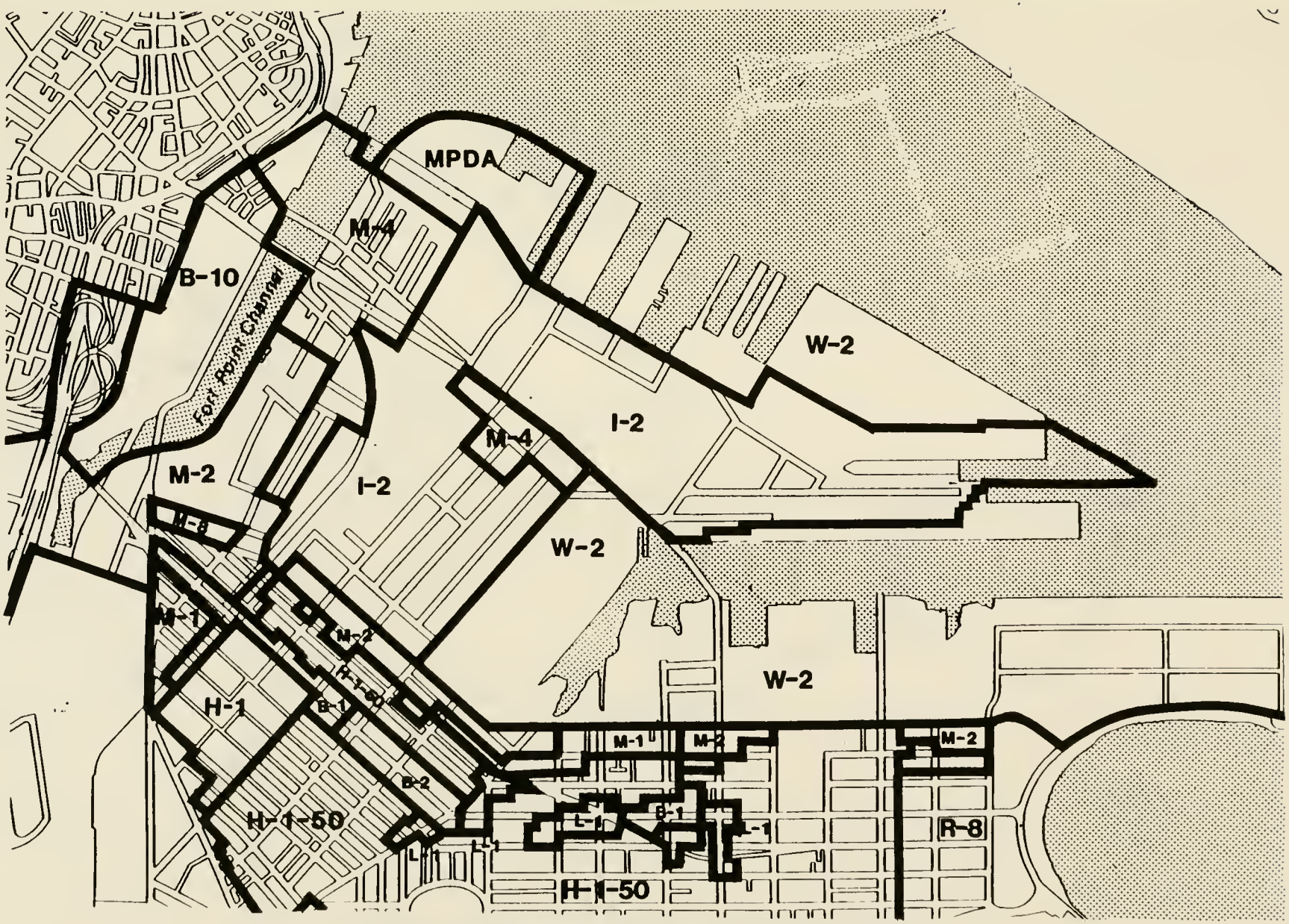
Fort Point Channel Area-- Actual and Proposed Buildout
TOTAL

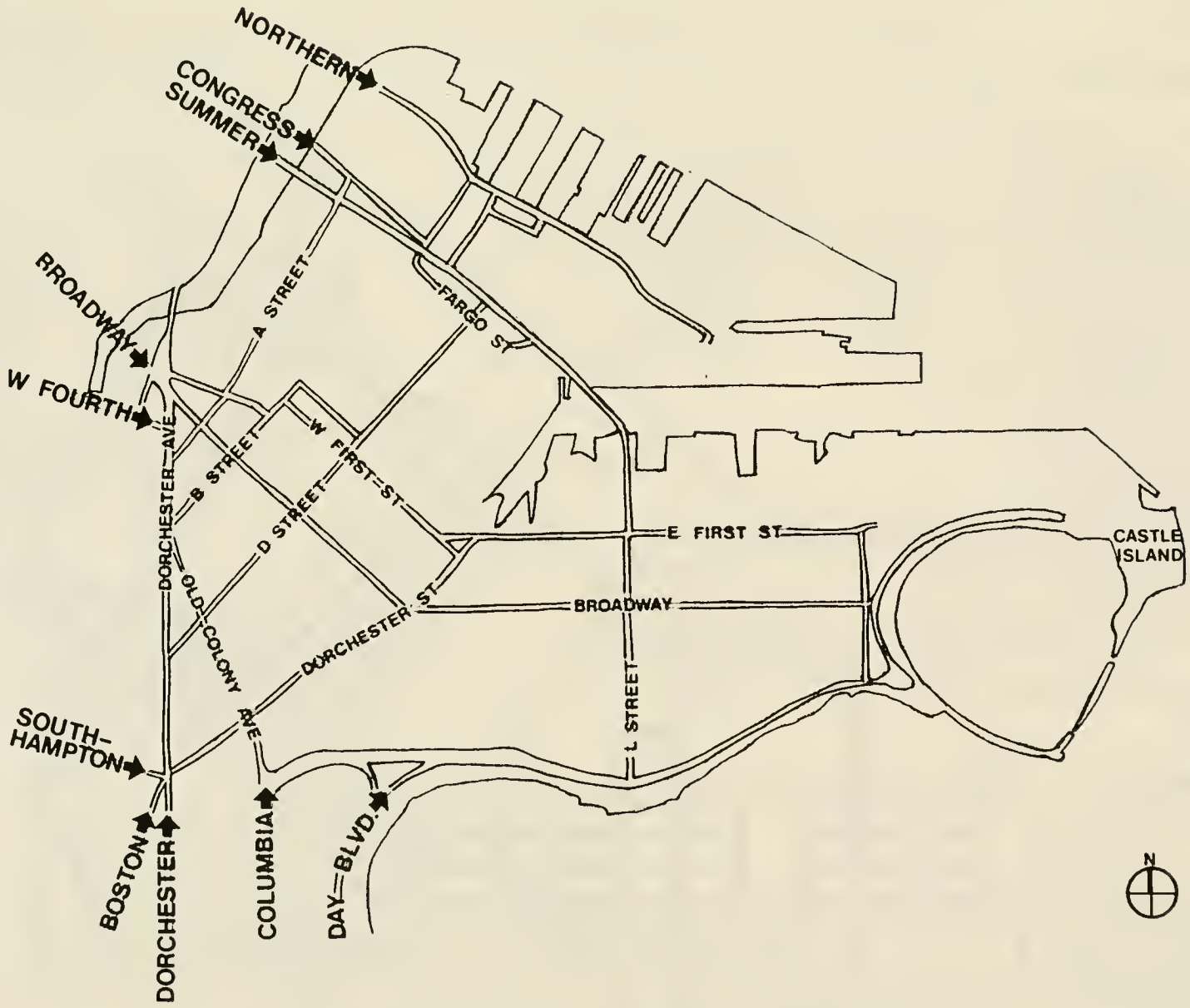
Land Uses	Existing Conditions Acres Footprnt	Sq. Ft. Buildout	Projected Increase Acres	Sq. Ft.	FAR	Total Acres	Sq. Ft.
Light Manufacturing	540.0	8,000,000	17.0	1,500,000	2	557.0	9,500,000
Residential	6.0	760,000	40.0	3,500,000	1-4	46.0	4,260,000
Commercial/Hotel	17.0	660,000	7.0	1,200,000	4	24.0	1,860,000
Office/Exhibit	36.0	4,000,000	30.0	5,000,000	3-4	66.0	9,000,000
Institutional	2.0	200,000	1.0	100,000		3.0	300,000
SUBTOTAL	601.0	13,620,000	95.0	11,300,000		696.0	24,920,000
Open Space	3.5	152,460	45.0	1,960,200		48.5	2,112,660
Vacant/Parking	204.5	8,908,020	-190.0	(8,276,400)		14.5	631,620
Streets/Transit	106.0	4,617,360	50.0	2,178,000		156.0	6,795,360
TOTAL	915.0	27,297,840	0.0	7,161,800		915.0	34,459,640



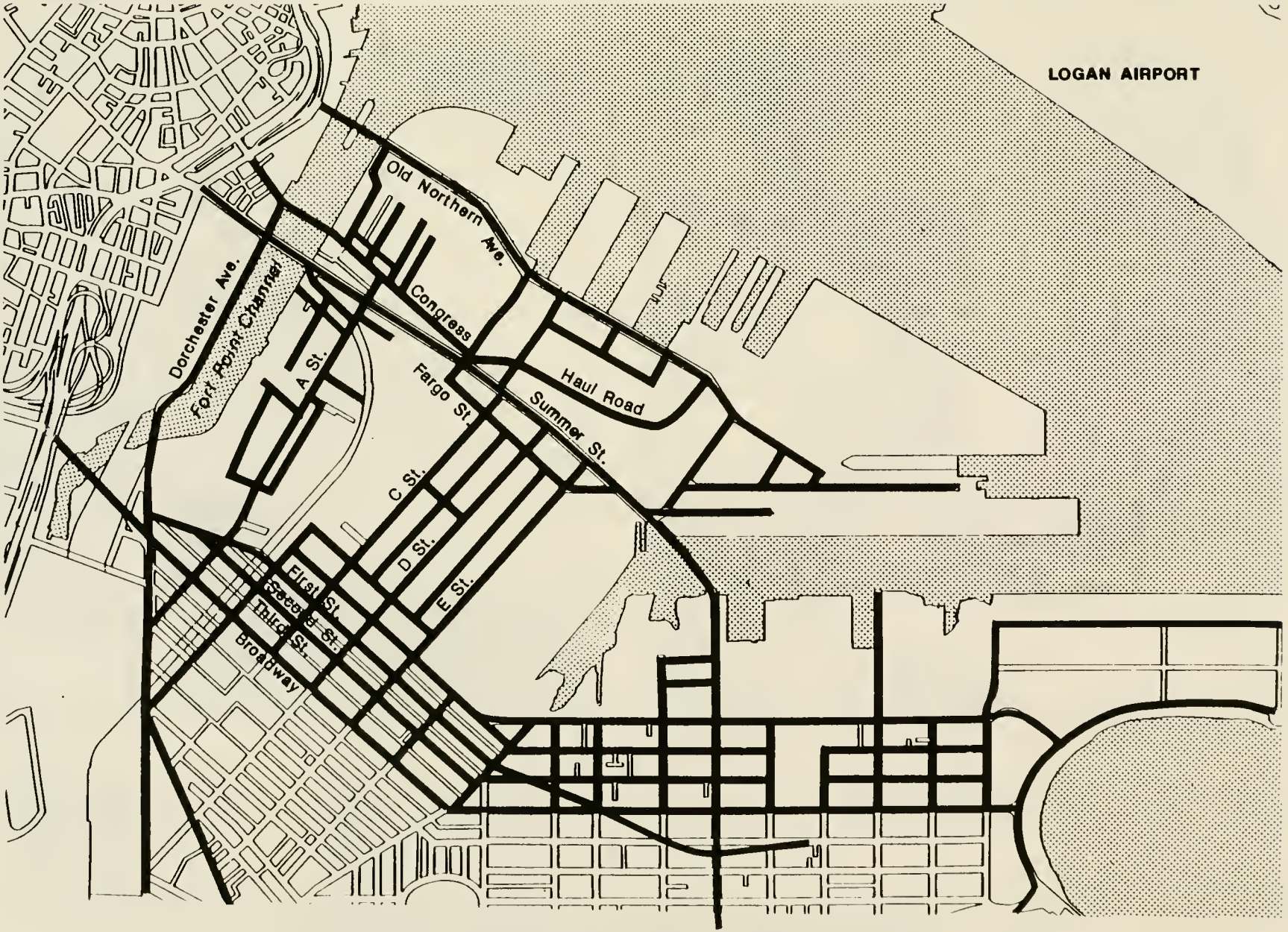
SOUTH BOSTON HARBORFRONT / FORT POINT CHANNEL AREA



ZONING DISTRICTS



ACCESS POINTS TO SOUTH BOSTON



STREET PATTERN : EXISTING CONDITIONS

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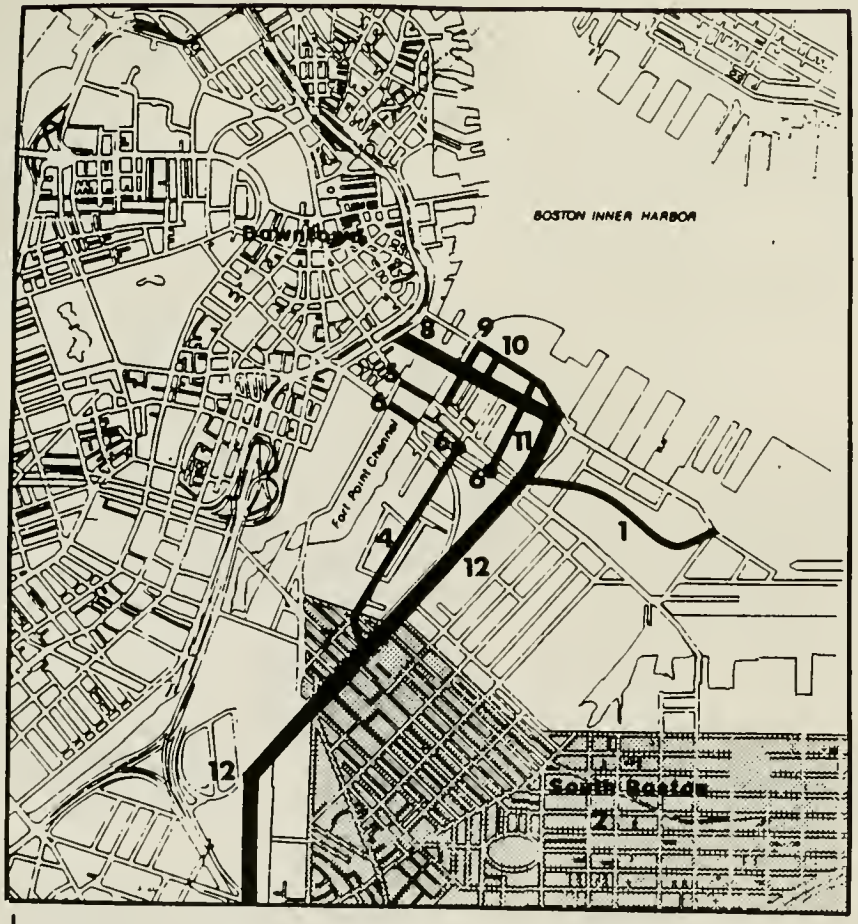
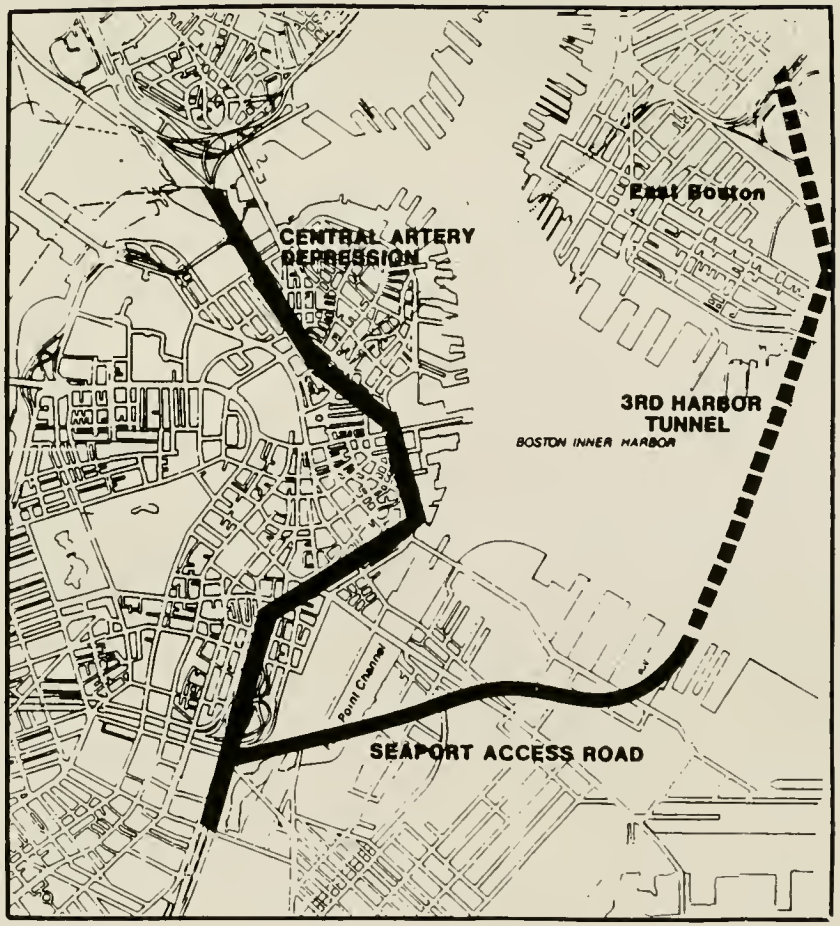
Short range improvements



1. Haul Road
2. Neighborhood Traffic Improvements
3. New/upgraded signals
   - Harbor & Summer
   - "D" & West Seventh
   - Dorchester Ave. & Fr. Anthony Sonjin Way & Maj. O'Connor Way
   - "E" & West Third
   - East Eighth & L
   - L & Fifth Street
4. Repave "A" Street
5. Rehab/Reconstr. Congress Street Bridge
6. Rehab/Reconstr. Summer Street Bridge
7. Rehab/Reconstr. West 4th/5th/6th Street Bridges
8. New Northern Avenue Bridge
9. Relocated (new) Northern Avenue, Sleeper Street and Seaport Access Connector between new & old Northern Avenue
10. Connector Roads
    - Pittsburgh Street, Farnsworth Street, and old Northern Avenue
11. Seaport Access Connector Roads
12. South Boston By-pass

Long range improvements



- Seaport Access Rd. (approx. .6 Bil.)
- Third Harbor Tunnel (approx. .7 Bil.)
- Central Artery Depression (1.1 B.)

  Total Cost 2.6 B.

ROADWAY IMPROVEMENT PROPOSAL